
- **What is a building permit?**

A building permit gives you legal permission to start construction of a building project in accordance with approved drawings and specifications. Some permits are required for change of use or occupancy.

- **When do you need a building permit?**

- Any change of use, structural alteration and or addition to a building, alteration to electrical/mechanical systems, will require a permit.
- Commercial buildings, new dwellings and additions/alterations to these structures.
- Garages, pole barns, sheds over 120 square feet in area.
- Porches, decks attached to buildings; over 120 square feet in area and or 30 inches in height above grade.
- Typically cosmetic items such as siding, painting, spouting, etc. do not require a permit. A roofing permit is not required by this department. (When replacing rafters or roof structure a permit is required) However, any work that is not required to have a permit that is addressed by the adopted building code still must comply to the code.

Visit our Web Site for details on inspection and permit submittal requirements and adopted codes:

www.clarkcountyohio.gov/bldgregs

The Clark County Building Regulations Department is committed to preserving the public health, safety, and welfare in all jurisdictions under our authority in the new construction environment through the effective, efficient use, and enforcement of current residential and commercial building code requirements of the State of Ohio.

Should you have any questions regarding codes or construction, please feel free to contact us. Clark County is a member of the following organizations which can also help answer your code questions.



www.mvboc.org



www.oboa.org

All of our inspection staff is certified by:



Why do I Need Building Inspections?

An explanation of the importance of building codes and inspection services



Garfield Building
25 W Pleasant St
Springfield, OH 45506
937-328-2495

www.clarkcountyohio.gov/bldgregs

Dana R. Booghier, CBO/Director

A Brief History of Codes

The earliest recorded code was by Hammurabi, founder of the Babylonian Empire in about 2000 B.C.. The following is a quote from this code:

“228: If a builder has built a house for a man and his work is not strong, and if the house he built falls in and kills the householder, that builder shall be slain”

Of course the penalties of today’s codes are not that severe, but we can see that even in primitive cultures there was need for supervision of construction or relief from substandard work.



Building codes over the years have evolved with the times. Unfortunately, many people, even some of our government leaders, may not realize the importance of building safety. Most often codes are not recognized or changed until a major tragedy occurs. The most recent example of this is the 2003 Rhode Island Night Club fire that killed 96 people.



In 1871 the famous Chicago Fire was the most devastating and costly fire in American History. After two days of fires, 17,000 buildings had been destroyed, 250 people died, and almost 100,000 people were left homeless. Most of these buildings were constructed out of wood and highly flammable materials and building inspections or codes were nearly non-existent. After much resistance by Chicago government leaders, in 1875 a building code and fire-prevention ordinance was adopted.

Design is the Key

While codes cannot prevent every disaster, they are meant to provide reasonable controls for the construction, use and occupancy of buildings. These controls are minimum standards for the health, safety and welfare of the occupants and secondly protection of the structure. A good building design can provide safety and sanitation without sacrificing aesthetic value, functionality and cost efficiency.

Who Makes the Codes?

Building codes are developed similarly to the law making process. Many groups of people are involved; developers, material suppliers, engineers, architects, builders, and governmental leaders.

Recently all code organizations such as BOCA (Building Officials and Code Administrators), ICBO (International Council of Building Officials) and SBCCI (Southern Building Code Congress) have merged to form ICC (International Code Council). Hearings are held every 18 months for code changes. Anyone who would like to make a change to the code can be heard.

In Ohio, all commercial buildings are required to comply with the requirements of the Ohio Building Code. It is based on the International Building Code and adopted by the Ohio Board of Building Standards with modifications to fit Ohio’s climate and Ohio laws.

Construction regulated by the state can be inspected only by OBBS certified inspectors.

One, two, and three family residential dwellings are regulated at the local level. Clark County and most departments that are members of Miami Valley Building Officials Council historically adopt the latest version of the Ohio Building Officials Association Residential Code which is based on the International Residential Code.